

Inst # 2017024569 Thu Jun 15 14:02:05 CDT 2017

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Lancaster County, NE Assessor/Register of Deeds Office MODOT

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CORNHUSKER BANK

PO BOX 80009

LINCOLN NE 68501

_____ State of Nebraska _____

_____ Space Above This Line For Recording Data _____

MODIFICATION OF DEED OF TRUST

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is MAY 25, 2017

_____ . The parties and their addresses are:

TRUSTOR:

GARMEL PROPERTIES, LLC, A NEBRASKA LIMITED LIABILITY CO.

1418 S 3RD ST

LINCOLN NE 68502-1911

TRUSTEE:

CORNHUSKER BANK

PO BOX 80009

LINCOLN NE 68501

BENEFICIARY:

CORNHUSKER BANK

ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEBRASKA

PO BOX 80009

LINCOLN NE 68501

Modification of Deed of Trust-NE
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BACKGROUND. Trustor and Beneficiary entered into a Security Instrument dated 01-23-2014 and recorded on 01-24-2014. The Security Instrument was recorded in the records of LANCASTER County, Nebraska at THE OFFICE OF THE REGISTER OF DEEDS AS INST #2014002999. The property is located in LANCASTER County AT 1921 DONALD ST., LLCN.

Described as:

LOT 3, SHURTLEFF'S REPLAT OF PART OF LOT 15, LEMONS SUBDIVISION, LINCOLN, LANCASTER COUNTY, NEBRASKA

MODIFICATION. For value received, Trustor and Beneficiary agree to modify the original Security Instrument. Trustor and Beneficiary agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. *(Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)*

ADDING AS COLLATERAL TO A BUSINESS LINE OF CREDIT TO GARMEL PROPERTIES LLC IN THE AMOUNT OF \$100,000.00 DATED OCTOBER 5, 2016

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the Security Instrument at any one time will not exceed \$ 170,000.00 which is a \$ 100,000.00 increase decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Beneficiary's security and to perform any of the covenants contained in the Security Instrument.

WARRANTY OF TITLE. Trustor warrants that Trustor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Trustor also warrants that such same property is unencumbered, except for encumbrances of record.

CONTINUATION OF TERMS. Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

NO
SHREL15LE

SIGNATURES: By signing below, Trustor agrees to the terms and covenants contained in this Modification. Trustor also acknowledges receipt of a copy of the Modification.

TRUSTOR: GARMEL PROPERTIES, LLC



(Signature) GARY S NUNNALLY, MEMBER (Date)



(Signature) MELANIE A NUNNALLY, MEMBER (Date)

RECEIVED BY
MELANIE A NUNNALLY
8/27/13 10:43 AM

(Signature) (Date)

(Signature) (Date)

(Signature) (Date)

(Signature) (Date)

RECEIVED BY
MELANIE A NUNNALLY
8/27/13 10:43 AM

BENEFICIARY: CORNHUSKER BANK

By 

BRIAN P JOHNSON, VP

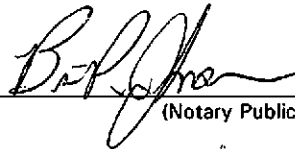
By _____

By _____

ACKNOWLEDGMENT:

STATE OF NEBRASKA , COUNTY OF LANCASTER } ss.
(Individual) This instrument was acknowledged before me this 25TH day of MAY, 2017
by GARY S NUNNALLY AND MELANIE A NUNNALLY, MEMBERS OF GARMEL PROPERTIES LLC .
My commission expires:

(Seal)



(Notary Public)

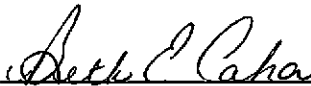


ACKNOWLEDGMENT:

STATE OF NEBRASKA , COUNTY OF LANCASTER } ss.
(Lender) This instrument was acknowledged before me this 25TH day of MAY, 2017
by BRIAN P JOHNSON, VP (Titles) of
CORNHUSKER BANK (Name of
Business or Entity) a(n) CORPORATION on behalf of the business or entity.
My commission expires: Oct 27, 2018

(Seal)





(Notary Public)

Loan origination organization CORNHUSKER BANK
NMLS ID 458257
Loan originator BRIAN P JOHNSON, VP
NMLS ID 732671